

SHOP TO LET / FOR SALE

187 Linthorpe Road, Middlesbrough TS1 4AG

- **Close to town centre and university campus**
- **Self-contained property**
- **High visibility to road frontage with modern glazed frontage**
- **E class Consent with potential for other uses (subject to planning)**
- **Ground Floor Sales** **145.9 m^2** **(1,570 sq ft)**
- **First Floor stores / office** **143.9 m^2** **(1,555 sq ft)**
- **Total NIA** **289.8 m^2** **(3,125 sq ft)**

Contact:

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LOCATION
The shop for sale is in Middlesbrough situated on Linthorpe Road, at the centre of The University of Teesside campus which has a student population of approx. 30,000 driving significant footfall past the building.

Nearby occupiers **include Akbar's Restaurant, KFC** and a range of other bars and restaurants. The location supports a range of niche fashion retail, café and general retail.

Middlesbrough is situated approximately 40 miles South of Newcastle upon Tyne and 15 miles East of Darlington. The town is the regional commercial centre for the Tees Valley area and has a population of approximately 150,000.

DESCRIPTION
The retail shop unit comprises of a 2-storey building with sales on ground floor. The first and second floors provide basic storage from ground by a rear staircase. The street provides short stay parking at the front.

ACCOMMODATION
Briefly, the subject shop unit provides the following approximate net internal area and dimensions:

Shop Width	10.0 m	(32'06'')
Shop Depth	14.2 m	(46'07'')
Ground Floor Sales	145.9 m^2	(1,570 sq ft)
First floor Stores / Staff	143.9 m^2	(1,555 sq ft)
Total NIA	**289.8 m^2**	**(3,125 sq ft)**

PLANNING USE
The property currently has E Class use but could be suitable for alternative uses subject to change of use.

NEXT DOOR
The former Psyche building has been split into new self-contained retail units with future uses for the upper floors. This exiting landmark building will become the epi centre for modern retail and leisure uses in this part of the town.

Significant new private residential development is outlined close by as part of the town centre residential regeneration plans which will increase convenience need in this location.



TENURE
Freehold.

RATES
The premises are to be reassessed. Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE
The Energy Performance Asset Rating is being reassessed. A copy will be available shortly.

LEASE DETAIL
The unit will be available on a tenants full repairing and insuring lease for a minimum term of 5 years at rent of £40,000 pax.

PRICE
Offers in the region of £475,000 exclusive are sought.

VAT
Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT. VAT is not charged on this property.

VIEWING
Strictly through the agents Connect Property North East:

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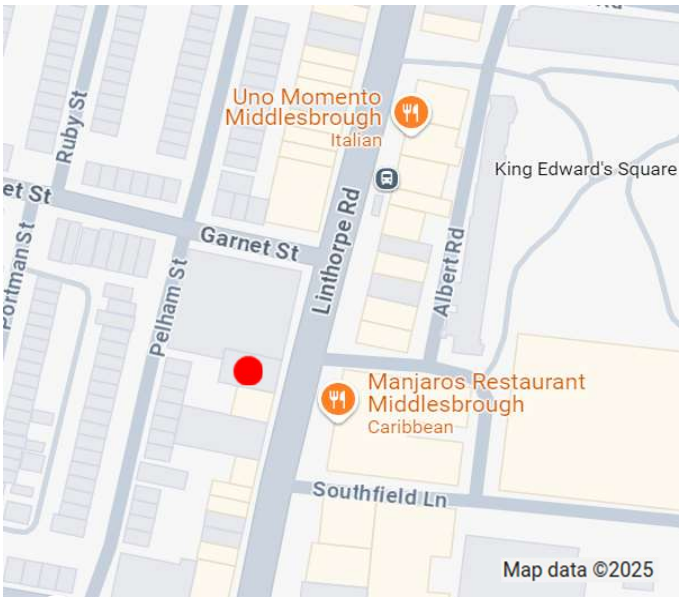

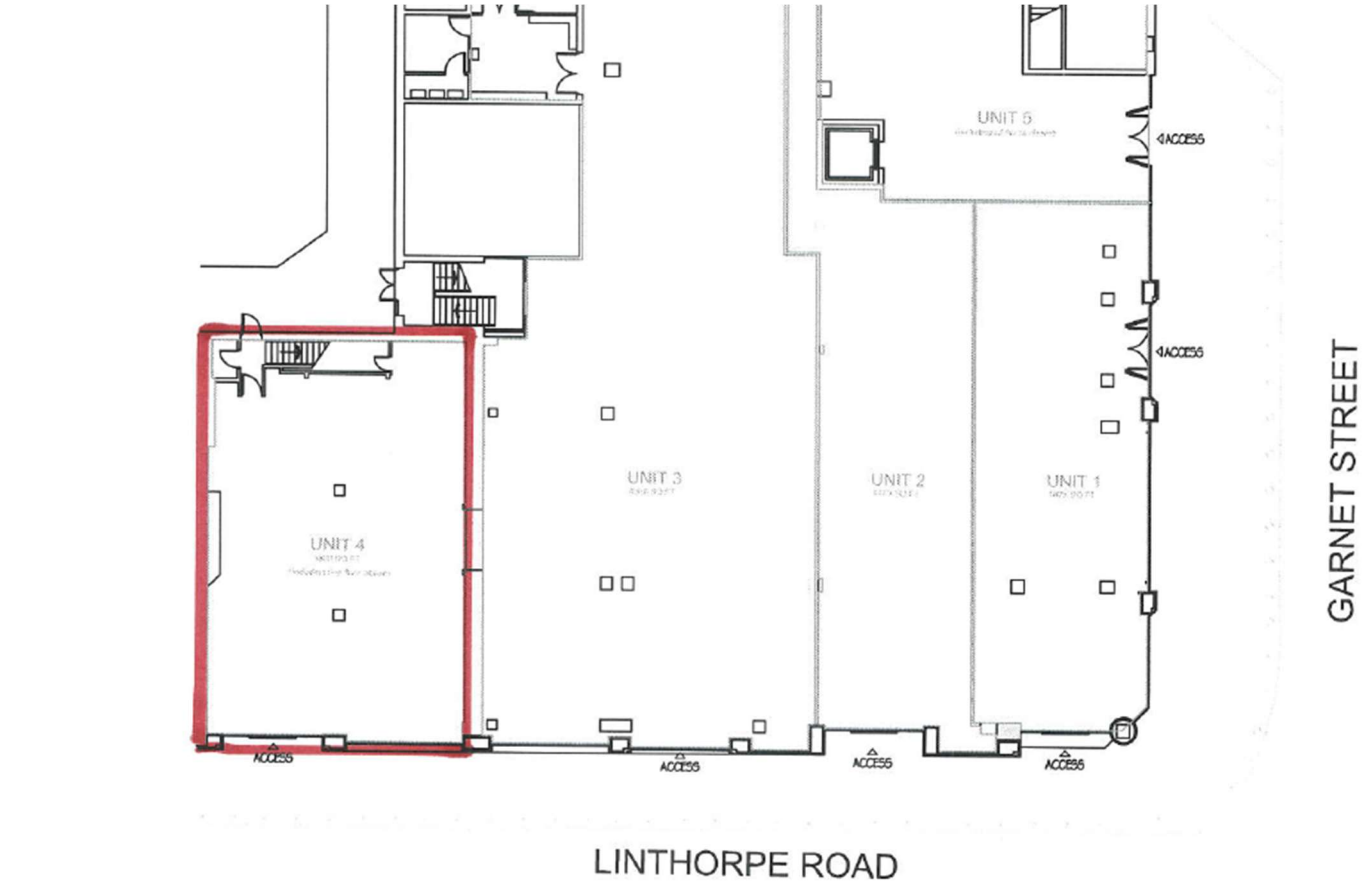



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